

**CITY OF FAIRVIEW HEIGHTS  
BUSINESS ALLIANCE COMMISSION  
TUESDAY, SEPTEMBER 27, 2016 – 1:30 P.M.  
MEETING ROOM A  
FAIRVIEW HEIGHTS CITY HALL  
10025 BUNKUM ROAD**

**AGENDA**

1. CALL TO ORDER
2. CITIZENS' COMMENTS
3. **APPROVAL OF AUGUST 23, 2016 MINUTES**
4. **REVIEW OF HOTEL/MOTEL SUBCOMMITTEE MINUTES OF SEPTEMBER 12, 2016**
5. SALES TAX REPORT
6. **ECONOMIC DEVELOPMENT DIRECTOR'S REPORT**
7. DISCUSSION OF ANNEXATION POLICIES – TIM TOLLIVER
8. DISCUSSION OF CITY'S NAME BEING PLACE ON ST. CLAIR MALL WATER TOWER
9. NEXT MEETING – OCTOBER 25, 2016 AT 1:30 P.M.
10. ADJOURN

**THE CITY OF FAIRVIEW HEIGHTS**  
**BUSINESS ALLIANCE COMMISSION (BAC)**  
**Tuesday, August 23, 2016 – 1:30 p.m.**  
**Meeting Room A**  
**10025 Bunkum Road, Fairview Heights, IL**

**Committee Members in attendance** – Chuck Daily, Michael Hagen, Don Barkley, Marty Bausano, Bill Poletti, & Elroy Philip

**Committee Members absent** – Brandon LaMarque, Bob Triplett, & Charlie Kassly

**Other Aldermen and Elected Officials in attendance** –

**Staff in attendance** – Mike Malloy & Tim Tolliver

**Recorder** – Becky Short

**Public Participation**

None

**Approval of Minutes**

Motion and second were made by Don Barkley/Michael Hagen to approve the June 28, 2016 minutes. The motion carried by voice vote and was unanimous.

**Sales Tax Report**

Commission reviewed the 1% sales tax report. The city is up 1% this month compared to 2015.

**Economic Development Director's Report**

Malloy announced several projects in the works:

- National tenant is looking at the Sports Authority space
- Borings at the 72 acres on the State Route 159 North TIF will happen late September
- Possible modifications at the Wehrenberg Theatre in the future
- Lizzie Bob's Bakery looking to go into Lincoln Place, opening October 1<sup>st</sup>
- Agostino's and Lily's looking to relocate
- Façade improvements at Lenscrafters Shopping Center
- Baseline Investment looking to purchase Winchester Plaza
- Perfect Finish started construction on expansion project
- Twin Peaks still looking at going into old Logan's location
- Sky Zone and Ruler Foods plans have been submitted
- City has closed on Catherine Apartments

Michael Hagen, St. Clair Square General Manager, reported on what is happening at the mall. WIL will have pop up concert on Saturday, August 27<sup>th</sup>, Midwest Wingfest will be September 2<sup>nd</sup> and 3<sup>rd</sup>, and the mall will be showing a movie on their parking lot September 3<sup>rd</sup>. White Barn Candle is opening in the mall soon and they will start the sky light replacement project in center court on September 11<sup>th</sup>.

**Suggested Hotel/Motel Revisions**

Discussed the need to revise the Hotel/Motel application and screening process. The sub-committee will meet in the next couple weeks to make changes.

**Future Discussions – Water Tower – City Name/Annexation Program**

Mike Malloy will discuss putting the city name on the water tower on the St. Clair Square parking lot with Mayor Graham and City Administrator Walter Denton. He will report back to the commission.

The Annexation Program will be a future agenda item on the October or November agenda. Director of Land Use Tim Tolliver and Mike Malloy will report on this item.

Next meeting will be September 27, 2016 at 1:30 p.m.

**Adjournment 2:19 p.m.**

Submitted By:

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Recorder

**THE CITY OF FAIRVIEW HEIGHTS**

**BUSINESS ALLIANCE COMMISSION (BAC)  
Hotel/Motel Tax Grant Funding Program Subcommittee Meeting  
Monday, September 12, 2016 – 9:00 a.m.  
Mayor's Conference Room  
10025 Bunkum Road, Fairview Heights, IL**

**Committee Members in attendance** – Chuck Daily, Mike Malloy, Karen Kaufhold & Bill Poletti (Ex-Officio)

**Committee Members absent** –

**Other Aldermen and Elected Officials in attendance** – Pat Baeske

**Staff in attendance** –

**Recorder** – Becky Short

**Public Participation**

None

**Discussion of proposed revisions to Hotel/Motel Application Process and Evaluation Form**

Subcommittee discussed the evaluation form and reviewed the three simplified forms. Discussion was held about the application process and the 2016 applications.

**Consider recommending revisions to Administration Committee scheduled to meet on Wednesday, September 14<sup>th</sup> at 7:00 p.m.**

The consensus of the subcommittee was to keep the existing evaluation form since it has only been used one time. The Review Committee will score the applications and turn the scores into the Administration Department to compile.

Motion and second were made to recommend to the Business Alliance Commission (BAC) to continue with the current evaluation form by Karen Kaufhold/Bill Poletti. The motion carried by voice vote and was unanimous.

**Adjournment 10:20 a.m.**

Submitted By:

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Recorder



# CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ [www.cofh.org](http://www.cofh.org)

## MEMORANDUM

**DATE:** September 19, 2016

**TO:** ELECTED OFFICIALS

**FROM:** Mike Malloy, Director of Economic Development

**SUBJECT:** DEVELOPMENT COMMITTEE AGENDA OVERVIEW

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### **ECONOMIC DEVELOPMENT DIRECTOR'S REPORT:**

1. No items are on the agenda that require action. Further, I will not be at the committee meeting since I am flying to Chicago in the late afternoon of September 21<sup>st</sup> for the IML meeting.
2. Director on August 21<sup>st</sup> represented the City at a property closing whereby MHF Properties (Jim McKay) purchased city property at 10408 Lincoln Trail to construct a NAPA Auto Parts store. At present, all trees have been removed from the site and surveying for building layout has begun.
3. The Perfect Finish expansion at 10610 Lincoln Trail is underway.
4. Properties to be acquired for the Phase I Streetscape project have been identified and appraised. Pace Properties is cooperating with the City on the placement of trees, light standards, and directional banners.
5. The City received notification from E/W Gateway that the roundabout for Phase II of the Streetscape project has been funded.
6. Director served as Emcee and Panel Moderator for the Downstate Alliance ICSC meeting held on August 25<sup>th</sup> at the Four Points by Sheraton. Eighty-eight people attended the meeting.

7. The VFW building and site is under contract and the buyer is currently performing his due diligence. A strip shopping center is proposed for the property which, in the future, could expand to the south on the Hollandia Land Trust property.
8. Director continues to work with Parks Director on South Corridor Phase I Trail. Because of the cooperation of property owners and Caseyville Township concerning Trail alignment, staff is recommending the City enter into an Engineering contract with TWM at the September 14<sup>th</sup> Administration committee meeting which will take the proposed trail to construction stage. The Trail will connect Moody Park with Old Lincoln Trail.
9. The Sky Zone trampoline Building Permit has been issued. Sky Zone will occupy 37,000 square feet of the former Hobby Lobby space. Ruler Foods will occupy the balance of the vacant space.
10. Staff continues to work with Kimco and a proposed tenant to occupy the now vacant Sports Authority space in Fairview City Centre.
11. Staff is working with Sansone and a developer representative to purchase the Fairview Heights Plaza shopping center. Part of the purchase terms and conditions will be to place a tenant in the former Sports Authority space.
12. Director has had preliminary discussions with O'Fallon City Administrator concerning placing the City of Fairview Heights name on the mall water tower.
13. Director met with representatives of Marcus and Millichap concerning potential tenants for available spaces in the newly created Ludwig Drive TIF.